

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
6 pm., Wednesday, July 14, 2021

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:03 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were Calvin Wilson, Volkening, Baldwin and Ed Wilson. Haight and Marek were absent and excused. Also present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Motion by Calvin Wilson, supported by Volkening to **amend agenda with the addition of ZBA 20-012**, Request for Extension. Motion Carried. Moved by Calvin Wilson and supported by Volkening to approve the agenda as amended. Motion Carried
5. APPROVAL OF MINUTES: Moved by Calvin Wilson and support by Volkening to approve the minutes of the meeting held on June 9, 2021.
6. CORRESPONCENCE: None on this date
7. CONFLICT OF INTEREST: Members polled, no conflicts reported.
8. NEW BUSINESS:

**a. Public Hearing ZBA 21-007** – A request for the granting of a variance to Article 4 General Provisions, 4.11 Accessory Buildings and Structures, B. Dimensional Restrictions for Accessory Structures Table, Maximum of one (1) for parcels under two (2) net acres, located at 6723 Galvin Road, Traverse City, MI and owned by Sandra Galloway and Harley Carter. The applicant is requesting a variance to allow for a second accessory structure for the addition of a detached garage.

Applicant: My name is Harley Carter. I live at 6723 Galvin Rd. I am requesting a variance to put up a garage which will be my 2nd detached accessory structure. The ordinance only allows for one accessory structure over 200 sq. ft. for parcels under two net acres. I own 1.989 acres of land which is close to the required property size for the second building. The property came with a small 240 sq. ft. building that Sandy uses for

my art studio. There is no garage on the property and I need a place to keep my boat and car out of the harsh Northern Michigan weather. The property came with a small 240 sq. ft. accessory structure and no garage, my property is just shy of the minimum acreage needed to allow for a second accessory structure. The garage will do substantial justice for me because it will enable me to keep my boat and car out of the harsh winter weather. It will do justice for my neighbors by being built in keeping with the character of the surrounding area placed in a wooded area away from other property lines. There is no garage on the property and I need a place to park my vehicles out of the bad weather. The property is unique because it does not have a garage and I live in Northern Michigan where the weather can be very severe on everything. The property came with an existing 240 sq. ft. accessory building that I use as my art studio. There is no garage on the property and I live in Northern Michigan. I need a garage to store my boat and car in to keep them out of the severe Michigan weather. Thank You

Staff: Volkening visited the site it is a unique parcel, noted all visited. Garage to be placed in far-right corner. Reiten stated parcel is shy of 2 net acres for a second accessory structure. Volkening said garage is to be 28x36, 9' tall with 8' doors – steel construction.

Public Hearing was opened at 6:13pm by the Chair.

Tony Ansorge, 6793 Galvin Road. This a good family. The parcel is a very unique shape and these are good people. Road right of way is deceiving, can't add on due to easement. "Drew" also in favor. Tough place to put a garage but rest of property low. He does need to be able to have a garage and I hope you can help him.

Public Hearing was closed at 6:16 pm by the Chair.

**Discussion ZBA 21-007:** Volkening, all need a garage. Calvin Wilson, garage fits. Volkening noted no violations of variance rules 1-5. Baldwin, consistent with surrounding lots too. Not out of ordinary compared to other lots.

Motion by Baldwin and support by Ed Wilson to approve ZBA 21-007 as presented. Roll Call Vote. Unanimous. Motion carried.

**b. Public Hearing ZBA 21-008** – A request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet and a variance to Article 4 General Provisions, 4.11 Accessory Buildings and Structures, C. An accessory structure not attached to a primary structure shall be located no less than 10 feet from the primary structure to allow access for emergency services, located at 2630 Fashion Ave., Interlochen, MI and owned by Michael and Amy Pritchard. The applicant

is requesting a variance of 13 feet 2 inches to the front yard setback and a variance of 1 foot 4 inches to the distance to the primary structure for the addition of a garage.

Applicant: My name is Amy Pritchard, my husband and I live at 2630 Fashion Avenue, Interlochen, which we have owned since 1999. My husband and I received a letter from the township stating that we have a shed on our property that does not have a permit and does not appear to meet the minimum setback requirements. Our “shed” is a premanufactured shelter and its sole purpose is to provide protection for my vehicle. I did not realize that our shelter is considered a “permanent” structure, as it does not have a floor (other than the ground) and is only staked to the ground with (4) 12” stakes, one at each corner to ensure it doesn’t blow away.

Our home sits on a small corner lot with less than an acre and only 1 driveway to park our vehicles. We do have a 1 ½ car garage, but both vehicles do not fit. Please understand our need for this shelter as the weather in Northern Michigan is quite harsh. We also deal with falling branches and debris from our neighbor’s tree’s that fall onto our vehicles. Strict compliance with the ordinance means our shelter cannot sit where it needs to be to work. Once again, our lot is very small with roads on 2 sides. We have 1 driveway and 1 place to put our shelter.

Due to the above circumstances, we are requesting a variance on the front yard and distance to the house setback to allow our vehicle shelter to stay where it stands. The shelter is 54’ 10” from the center of the road and 5’8” from the eave of the garage. Please see attached photos and site plan for all current measurements of our property/vehicle shelter.

Thank you for taking the time to hear our appeal and we appreciate any and all consideration in regards to our request for a variance on setback.

Staff: Reiten, applicant did contact immediately.

Public Hearing was opened at 6:19 pm by the Chair.

No Public comment.

Public Hearing was closed at 6:20 pm by the Chair.

**Discussion ZBA 21-008:** Volkening asked how long building has been in place, applicant – 2 years.

Volkening asked how discovered – Reiten, during another inspection in the area Calvin Wilson – need 10 feet between buildings

Volkening reminded members this is a structure, Article 18, no change of land occur without ZA approval. This decision stands and current structure can be replaced with wood or metal.

Volkening small lot – Applicant – just off drive.

Volkening how large – Applicant, 1.5 cars.

Volkening article 15.4 it is self-created but where else would they put it, no side yard.

Motion by Calvin Wilson and support by Baldwin to approve ZBA 21-008 but must move structure the 1 foot 4 inches closer to the road to meet the minimum 10 foot ordinance separation requirement for distance between structures. Roll Call Vote. Unanimous. Applicant has one year to comply with appeal requirements.

**c. Public Hearing ZBA 21-009** – A request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet and a variance to Article 4 General Provisions, 4.11 Accessory Buildings and Structures, C. An accessory structure not attached to a primary structure shall be located no less than 10 feet from the primary structure to allow access for emergency services, located at 9648 2nd Street, Interlochen, MI and owned by Warren John Pitzer. The applicant is requesting a variance of 13 feet to the front yard setback and one foot to the distance to the primary structure for the addition of a shed.

Applicant: Warren Pitzer, 9648 2<sup>nd</sup> Street, Interlochen. My shed is currently out front and is used to store bike and lawn mower in summer and electric start snowblower. I take good care of my property. It is close to my house and I use power cord from bedroom to plug in snowblower in the winter, don't think I could have power otherwise. I have "medical issues" [sic] and can't lift much or walk far. This variance will continue letting me take care of my property myself, can pay out of my budget, have to do things myself.

**Discussion ZBA 21-009:** Volkening, how long lived on property – Applicant 2001

Volkening, size – Applicant 8x8.

Ed Wilson, how long shed there – Applicant 2015.

Baldwin – Needs one foot? – Reiten, yes – just like last applicant

Volkening – permanent? – Applicant no, sits on cement blocks, wood floor.

Volkening – not out of character with neighborhood. Going to be in setback anyway.

Public Hearing was opened at 6:42 pm by the Chair.

No public comment.

Public Hearing was closed at 6:42 pm by the Chair.

Motion by Volkening, supported by Ed Wilson to approve ZBA 21-009 as presented. Roll Call Vote. Calvin Wilson, no – Baldwin, no – Volkening, aye – Ed Wilson, aye. Motion failed.

Motion by Calvin Wilson and supported by Baldwin to approve ZBA 21-009 but must move structure the 1 foot closer to the road to meet the minimum 10 foot ordinance separation requirement for distance between structures. Roll Call Vote. Calvin Wilson, aye – Baldwin, aye – Ed Wilson, aye – Volkening, no. Motion carries. Applicant has one year to comply with appeal requirements.

**d. Public Hearing ZBA 21-010** – request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 8511 Strawberry Point, Grawn, MI and owned by Bryan Hanson. The applicant is requesting a variance of four feet five inches to the front yard setback on Strawberry Point Road for the construction of a new house.

Applicant: My name is Bryan Hanson, 8511 Strawberry Point. My wife, four year old daughter, and I look forward to building a new home on our small piece of property that we purchased last summer. The building parcel came with 75 acres of land that is a conservancy so it is not a buildable parcel. We are in absolute love with the property and all of its surroundings. We spend as much time here as we can during the summer camping and enjoying the property and Duck Lake. We need to build a home on our 1/4 acre to give our daughter a great quality of life where she can enjoy the outdoors. The lot is very small because it has road frontage on three sides which means we have three front yards. We need one 4' 5" variance on the Strawberry Point roadside of the property. The lot is very small with 35' setbacks on three sides of the property. This prevents us from building a permitted structure. We have three front yards, essentially and this makes the building area very small. The variance will do justice for not only my family by allowing us to build a nice home to raise our young daughter in and provide a good quality of life. It does justice for our neighbors because there are quite a few trees on the lot that are dead or will be dead soon that need to be removed to prevent the road from being blocked in the future. There are no other options to fit a reasonable home and no where else on the property that we could build. The lot is very small and the variances are needed because the lot has the unique circumstance where three sides border a road which gives an already very small lot three front yard setbacks. The lot is very small and has three front yard 35' setbacks on three different sides of the lot. We're only trying to build a modest house to raise our daughter in and that can't happen without the extra 4' 5" on the Strawberry Point Road side of the property.

Public Hearing was opened at 6:57 pm by the Chair.

No Public comment.

Public Hearing was closed at 6:57 pm by the Chair.

**Discussion ZBA 21-010:** Volkening - Unique parcel with road frontages but new home will enhance neighborhood.

Motion by Volkening and support by Baldwin to approve ZBA 21-010 as presented. Roll Call Vote. Unanimous.

## 9. OTHER BUSINESS

## 10. PUBLIC COMMENT

## 11. BOARD COMMENTS

Baldwin has sold his home but will continue to reside within the township.

12. ADJOURNMENT – Volkening asked for a motion to adjourn. Motion by Calvin Wilson supported by Ed Wilson to adjourn meeting at 7:09 pm. Motion carried.

CHRIS HAIGHT, SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

MARY JO BARCK, RECORDING SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION  
PRIOR TO THEIR ACCEPTANCE.